

SHORT PLAT

POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.

DECLARATION OF SHORT PLAT:

WE THE UNDERSIGNED OWNER(S) OF INTEREST IN THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS

OWNER:

MICHAEL E. MORGAN, TRUSTEE OF THE LADYBUG TRUST

ACKNOWLEDGEMENT:

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAEL E. MORGAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE TRUSTEE OF THE LADYBUG TRUST, AS TO LOTS A, B AND C, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

SIGNATURE OF _____
NOTARY PUBLIC

TITLE: _____

MY APPOINTMENT EXPIRES _____

EASEMENT PROVISIONS:

THE 20 FOOT WIDE INGRESS/EGRESS AND UTILITIES EASEMENT CREATED HEREBY AND SHOWN ON SHEET 2 OF THIS SHORT PLAT MAP SHALL BE FOR THE BENEFIT OF LOTS 1 AND 2 OF THIS SHORT PLAT. BOTH PUBLIC AND PRIVATE UTILITIES WILL HAVE THE ALLOWANCE TO SERVE SAID LOTS AND ANY SAID UTILITIES BUILT SHALL BE SET BY UNDERGROUND CONSTRUCTION. MAINTENANCE OF SAID INGRESS/EGRESS AND UTILITIES EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOTS BENEFITING FROM SAID EASEMENT.

EXISTING LEGAL DESCRIPTION:

LOTS A, B AND C OF MERCER ISLAND SHORT PLAT NUMBER MI-76-8-027, RECORDED UNDER RECORDING NUMBER 7702170577, AND AS AMENDED BY BOUNDARY LINE REVISION PER CITY OF MERCER ISLAND FILE NO. MI-82-08-15 AS RECORDED UNDER RECORDING NUMBER 8211169001, SAID SHORT PLAT BEING A PORTION OF BLOCK A, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJACENT THERETO; AND

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING PRIVATE ROADWAY LOCATED UPON PROPERTY ADJOINING AS CREATED BY EASEMENTS RECORDED UNDER RECORDING NUMBERS 3860939 AND 3927412, AND ALSO AS DELINEATED ON THE FACE OF SAID BOUNDARY LINE REVISION; AND

TOGETHER WITH PARKING INGRESS, EGRESS AND DRAINAGE EASEMENT AS ESTABLISHED BY PARKING AREA EASEMENT RECORDED UNDER RECORDING NUMBER 5094317 AND AS FURTHER DESCRIBED IN DEED RECORDED UNDER RECORDING NUMBER 8308170194; AND

TOGETHER WITH THAT CERTAIN EASEMENT FOR UNDERGROUND AND OVERHEAD UTILITIES AS ESTABLISHED BY UTILITY EASEMENT RECORDED UNDER RECORDING NUMBER 9304061280.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION FOR NEW LOTS:

LOTS 1 AND 2 OF MERCER ISLAND SHORT PLAT NUMBER _____

RECORDED _____ UNDER RECORDING NUMBER _____,

RECORDS OF KING COUNTY, WASHINGTON.

MERCER ISLAND FILE NO. _____

APPROVALS:

CITY OF MERCER ISLAND:

ENGINEERING

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2020

CITY ENGINEER

CITY COUNCIL:

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2020

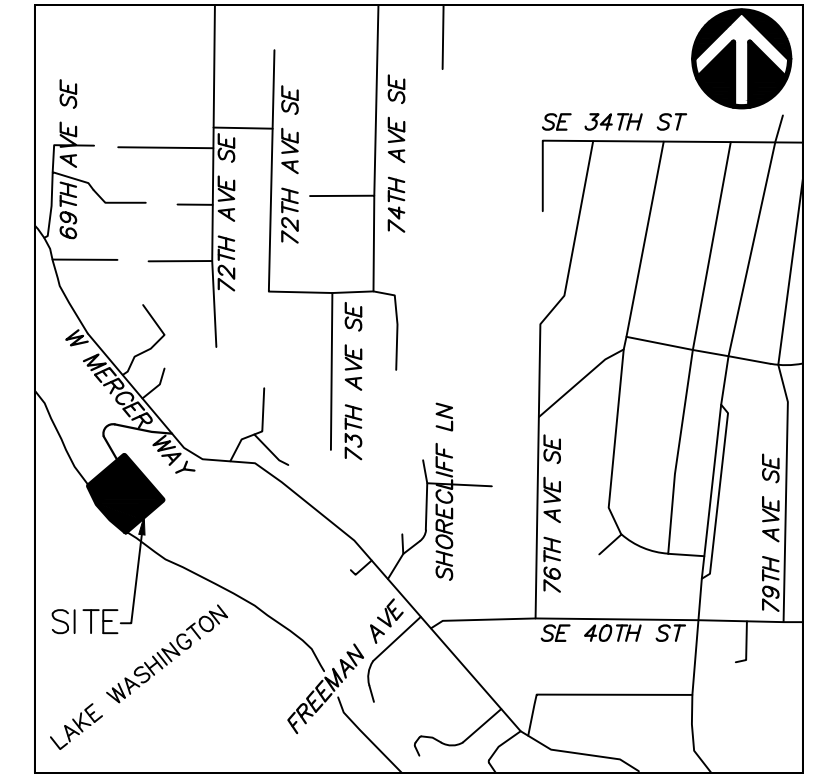
CODE OFFICIAL, CITY OF MERCER ISLAND ATTEST _____
CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS:

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2020

KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBERS 362350-0273, 362350-0274 AND 362350-0275



VICINITY MAP

CONDITIONS OF APPROVAL

1. PRIOR TO NEW BUILDING PERMIT ISSUANCE, LOT 1 AND LOT 2 ACCESS IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY'S FIRE MARSHAL, INCLUDING ANY NECESSARY UPGRADES TO THE BRIDGE, THROUGH A SITE DEVELOPMENT PERMIT. ALL ACCESS WILL BE REQUIRED TO BE APPROVED BY THE CITY'S FIRE MARSHAL AND CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SITE DEVELOPMENT PERMIT PRIOR TO BUILDING PERMIT ISSUANCE FOR NEW RESIDENCES.
2. PRIOR TO NEW BUILDING PERMIT ISSUANCE, LOT 1 AND LOT 2 SHALL BE REVIEWED AND APPROVED BY THE CITY'S PLANNER FOR COMPLIANCE WITH TITLE 19 OF THE UNIFIED LAND DEVELOPMENT CODE.
3. TREE REMOVAL IS AUTHORIZED FOR TREES WITHIN THE BUILDING PADS FOR LOT 1 AND LOT 2 AFTER BUILDING PERMIT ISSUANCE ONLY. TREES AND ANY ASSOCIATED DRIP LINES OUTSIDE THE BUILDING PADS NEED TO BE REVIEWED AND APPROVED FOR REMOVAL AND/OR CONSTRUCTION IMPACTS BY THE CITY ARBORIST AT THE TIME OF BUILDING PERMIT APPLICATION.
4. PRIOR TO NEW BUILDING PERMIT ISSUANCE, LOT 1 AND LOT 2 SHALL BE REVIEWED AND APPROVED BY THE CITY'S CIVIL ENGINEER FOR COMPLIANCE WITH TITLE 15 WATER, SEWERS AND PUBLIC UTILITIES.
5. CONSTRUCTION OF ALL IMPROVEMENTS FOR ACCESS, UTILITIES, STORM DRAINAGE AND SITE WORK SHALL COMPLY WITH CURRENT CITY ORDINANCES AND REQUIREMENTS OF THE CITY AT THE TIME OF THE BUILDING PERMIT SUBMITTAL.
6. APPROVAL NOTE: THIS REQUEST DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER THE SAME OWNERSHIP.

REVIEW COPY
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POR. OF GOV. LOT 2, (SW 1/4, SW 1/4),
SEC. 12, TWP. 24N, RGE 4E, W.M.
& MISP 76-8-027, REC. NO. 7702170577.
MERCER ISLAND, WASHINGTON

RECORDING CERTIFICATE

Filed for record this _____ day of _____
2020 at _____ M., in book _____ of
SURVEYS at page _____ at the request of
DAVID EVANS AND ASSOCIATES
DIVISION OF RECORDS & ELECTIONS

Supt. of Records Manager REC.
NO. _____

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or
under my direction in conformance with the requirements
of the SURVEY RECORDING ACT at the request of
THE LADYBUG TRUST
in _____ FEBRUARY _____, 2019

CERT. NO. 36805



SHORT PLAT
FOR
OGDEN POINT

3675 W. MERCER WAY

MERCER ISLAND

WASHINGTON



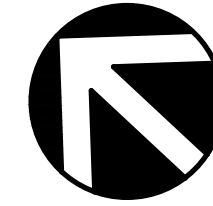
**DAVID EVANS
AND ASSOCIATES INC.**
20300 Woodinville Snohomish Rd NE
Suite A - Woodinville, WA 98072
Phone: 425.415.2000

Date 01/03/20
Drawn CPC
Checked MMH

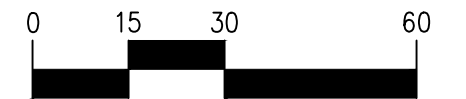
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1 OF 4

SHORT PLAT

POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.



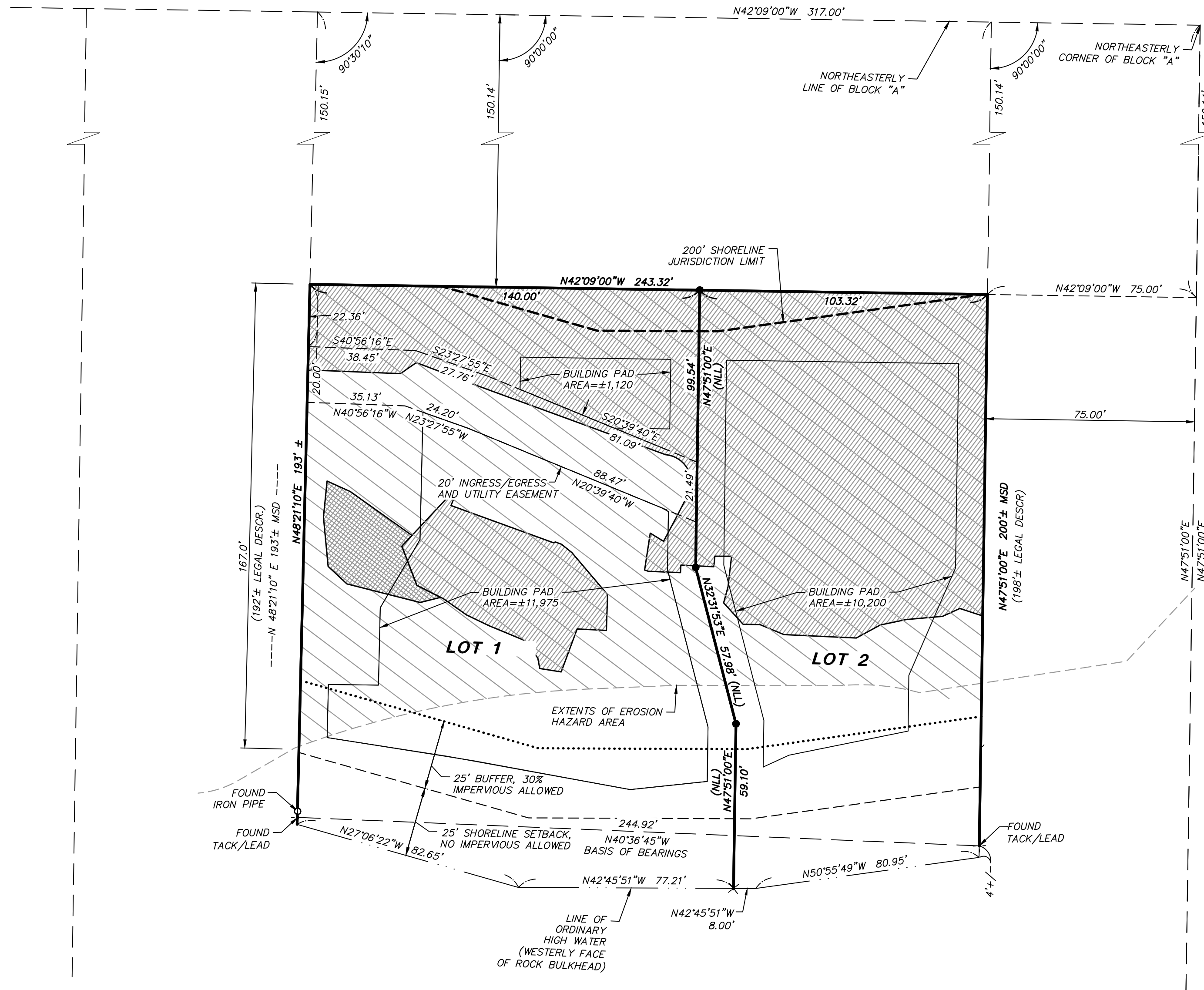
NORTH



SCALE: 1" = 30'

WEST MERCER WAY

(PUBLIC ROAD)
(WIDTH NOT DETERMINED FOR THIS SURVEY)



NEW LOT LAYOUT

BASIS OF BEARING

HELD BEARING OF NORTH 40°36'45" WEST BETWEEN EXISTING TACKS SET IN LEAD BY H.W. RUTHERFORD IN 1959, AS SHOWN HEREON AND REFERENCED ON CITY OF MERCER ISLAND BOUNDARY LINE REVISION NO. MI-82-08-15, RECORDED UNDER RECORDING NUMBER 821169001 RECORDS OF KING COUNTY, WASHINGTON.

GROSS SITE AREA FOR NEW LOTS

LOT 1 - ±0.707 AC OR ±30,815 SQ FT

LOT 2 - ±0.467 AC OR ±20,334 SQ FT

SYMBOL LEGEND

- SET REBAR WITH CAP "DEA 36805"
- × SET LEAD AND TACK
- ⊗ FOUND LEAD AND TACK (AS NOTED)
- IP FOUND IRON PIPE (AS NOTED)

NEW INGRESS/EGRESS AND UTILITIES EASEMENT

THAT PORTION OF LOT 1, MERCER ISLAND SHORT PLAT NUMBER _____ RECORDED UNDER RECORDING NUMBER _____ RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 SOUTH 48°21'10" WEST, 22.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 40°56'16" EAST, 38.45 FEET; THENCE SOUTH 23°27'55" EAST, 27.76 FEET; THENCE SOUTH 20°39'40" EAST, 81.09 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE ALONG SAID LINE SOUTH 47°51'00" WEST, 21.49 FEET; THENCE LEAVING SAID LINE NORTH 20°39'40" WEST, 88.47 FEET; THENCE NORTH 23°27'55" WEST, 24.20 FEET; THENCE NORTH 40°56'16" WEST, 35.13 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE ALONG SAID LINE NORTH 48°21'10" EAST, 20.00 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

CRITICAL AREAS

THE ENTIRETY OF THE SITE IS SHOWN TO BE WITHIN THE LANDSLIDE HAZARD AREA SHOWN ON THE MERCER ISLAND LANDSLIDE HAZARD ASSESSMENT MAP BY KATHY TROOST AND AARON WISHER DATED APRIL 2009.

THE ENTIRETY OF THE SITE IS SHOWN TO BE WITHIN THE SEISMIC HAZARD AREA SHOWN ON THE MERCER ISLAND SEISMIC HAZARD ASSESSMENT MAP BY KATHY TROOST AND AARON WISHER DATED APRIL 2009.

REFER TO THE ASSOCIATED GEOTECH REPORT TITLED "GEOTECHNICAL ENGINEERING STUDY - PROPOSED OGDEN TWO-LOT SHORT PLAT" BY GEOTECH CONSULTANTS, INC. DATED JANUARY 31, 2019 FOR A DESCRIPTION OF CRITICAL AREAS, MITIGATION MEASURES AND STATEMENTS OF RISK.

CRITICAL AREAS LEGEND

GEOLOGICAL HAZARD AREAS

- CRITICAL SLOPE: INDICATES SLOPE OF 30% TO 40% AS CALCULATED BY MEASURING THE VERTICAL RISE OVER ANY 30-FOOT HORIZONTAL RUN. SLOPES BASED ON TOPOGRAPHICAL SURVEY BY TERRANE, DATED 2/8/2017.
- STEEP SLOPE: INDICATES SLOPE OF 40% OR GREATER AS CALCULATED BY MEASURING THE VERTICAL RISE OVER ANY 30-FOOT HORIZONTAL RUN. SLOPES BASED ON TOPOGRAPHICAL SURVEY BY TERRANE, DATED 2/8/2017.
- EROSION HAZARD: INDICATES EROSION HAZARD AREA AS MAPPED BY THE MERCER ISLAND EROSION HAZARD ASSESSMENT MAP BY KATHY TROOST AND AARON WISHER DATED APRIL 2009

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MERCER ISLAND FILE NO. _____



SHORT PLAT FOR OGDEN POINT

3675 W. MERCER WAY

MERCER ISLAND

WASHINGTON



**DAVID EVANS
AND ASSOCIATES INC.**
20300 Woodinville Snohomish Rd NE
Suite A - Woodinville, WA 98072
Phone: 425.415.2000

Date 01/03/20

Drawn CPC

Checked MMH

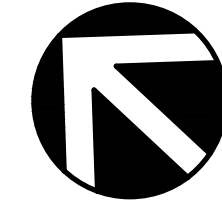
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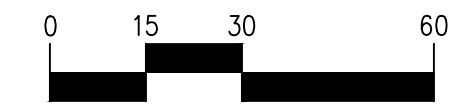
SHORT PLAT

POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.

WEST MERCER WAY
(PUBLIC ROAD)
(WIDTH NOT DETERMINED FOR THIS SURVEY)



NORTH



SCALE: 1" = 30'

BASIS OF BEARING

HELD BEARING OF NORTH 40°36'45" WEST BETWEEN EXISTING TACKS SET IN LEAD BY H.W. RUTHERFORD IN 1959, AS SHOWN HEREON AND REFERENCED ON CITY OF MERCER ISLAND BOUNDARY LINE REVISION NO. MI-82-08-15, RECORDED UNDER RECORDING NUMBER 8211169001 RECORDS OF KING COUNTY, WASHINGTON.

GENERAL NOTES

1. THE PLANIMETRIC INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A FIELD SURVEY MADE BY OTHERS IN JULY 2016 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. IT IS SHOWN HEREON FOR GRAPHICAL INFORMATIONAL PURPOSES ONLY.
2. EASEMENTS SHOWN ON THIS SHEET ARE BASED ON CHICAGO TITLE INSURANCE COMPANY, 4TH REVISION, SUBDIVISION GUARANTEE NO. 0091236-06, DATED JANUARY 15, 2019 AT 8:00 AM. AND ARE THE EXISTING EASEMENTS AS AFFECTING THE ORIGINAL SHORT PLAT MISP MI-76-9-027 UPON ITS RECORDING IN 1977.

EASEMENTS TO BE RELINQUISHED BY THIS SHORT PLAT

- ① INGRESS/EGRESS AND UTILITIES EASEMENT PER MISP NO. MI-76-8-027 RECORDING NO. 7702170677,
- ⑩ INGRESS, EGRESS & UTILITIES EASEMENT RECORDING NO. 8211169001 ALL RECORDS OF KING COUNTY, WASHINGTON

EASEMENTS TO BE RELINQUISHED BY SEPARATE DOCUMENT

- ③ 30' PARKING EASEMENT, RECORDING NO. 8308170194
- ④ 10' UNDERGROUND ELECTRIC SYSTEM EASEMENT, RECORDING NO. 9102260455 ALL RECORDS OF KING COUNTY, WASHINGTON

EASEMENTS TO REMAIN IN EFFECT

- ② 3' EASEMENT FOR DRAINAGE PIPE, RECORDING NO. 6091107
- ⑤ ACCESS EASEMENTS, RECORDING NOS. 3860939 AND 3927412
- ⑥ PARKING EASEMENT, RECORDING NO. 5094317
- ⑦ 20' SEWER EASEMENT, RECORDING NO. 5110633
- ⑧ 3' EASEMENT FOR SEWER & DRAINAGE PIPES, RECORDING NO. 5589173
- ⑨ UTILITY EASEMENT, RECORDING NO. 9304061280 ALL RECORDS OF KING COUNTY, WASHINGTON

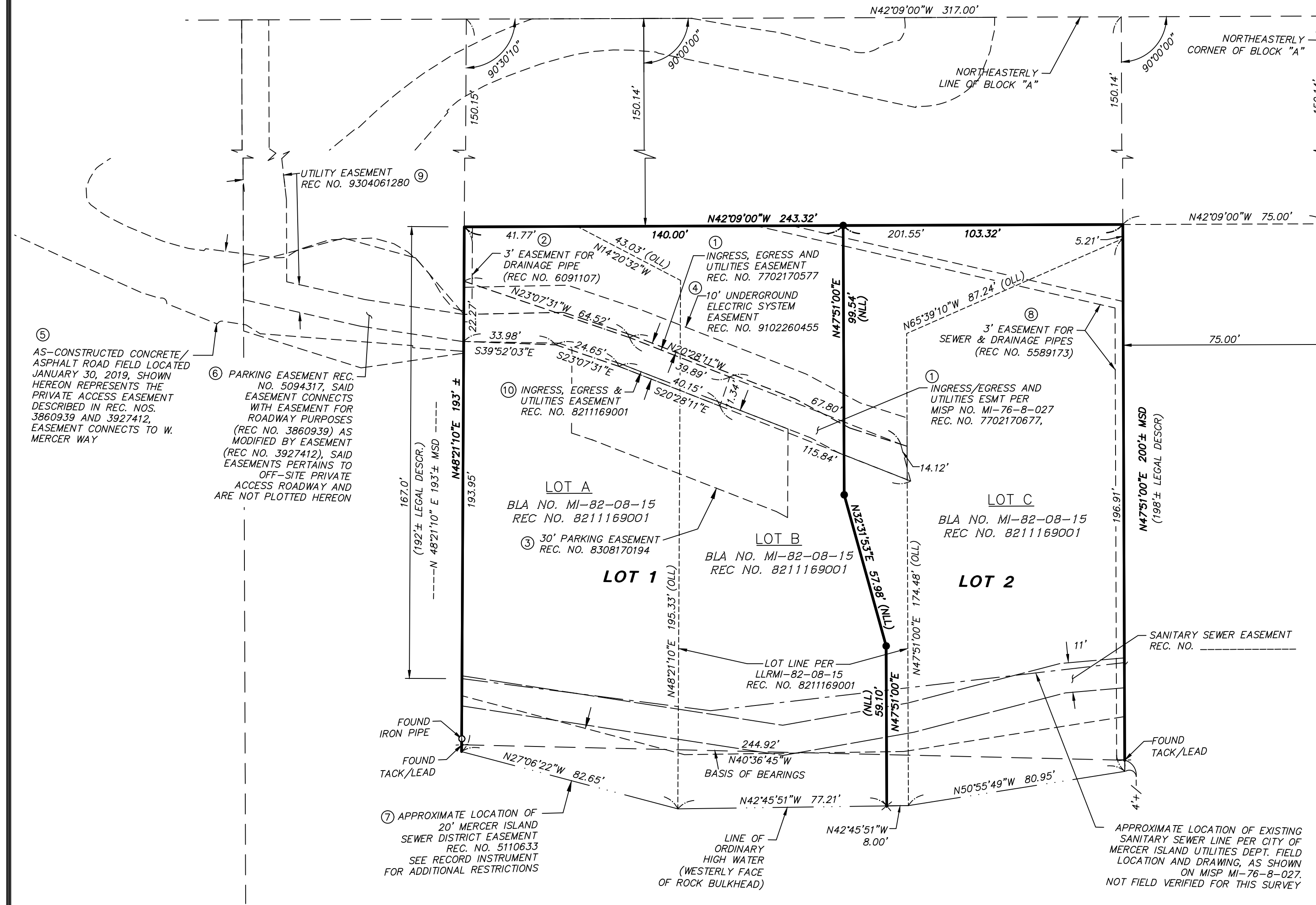
EXISTING LOT AREA

GROSS AREA - 51,147 SF OR 1.174 AC
NET AREA - 46,407 SF OR 1.07 AC

NEW LOT AREA

GROSS AREA LOT 1 - 30,815 SF OR 0.707 AC
GROSS AREA LOT 2 - 20,334 SF OR 0.467 AC
NET AREA LOT 1 - 27,864 SF OR 0.64 AC
NET AREA LOT 2 - 20,334 SF OR 0.460 AC

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EXISTING EASEMENTS BENEFITING EXISTING LOTS

SYMBOL LEGEND

- SET REBAR WITH CAP "DEA 36805"
- × SET LEAD AND TACK
- × FOUND LEAD AND TACK (AS NOTED)
- IP FOUND IRON PIPE (AS NOTED)
- (OLL) OLD LOT LINE PER MI BLA NO. M1-82-08-15

MERCER ISLAND FILE NO. _____



SHORT PLAT
FOR
OGDEN POINT
3675 W. MERCER WAY

MERCER ISLAND

WASHINGTON



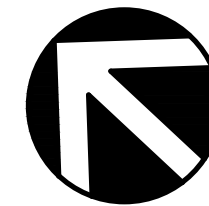
**DAVID EVANS
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20300 Woodinville Snohomish Rd NE
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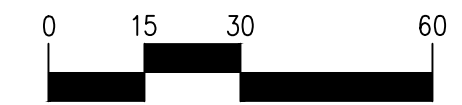
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SHORT PLAT

POR. OF GOV. LOT 2, SW 1/4, SW 1/4, SEC. 12, TWP. 24N, RGE 4E, W.M.



NORTH



SCALE: 1" = 30'

WEST MERCER WAY

(PUBLIC ROAD)
(WIDTH NOT DETERMINED FOR THIS SURVEY)

BASIS OF BEARING

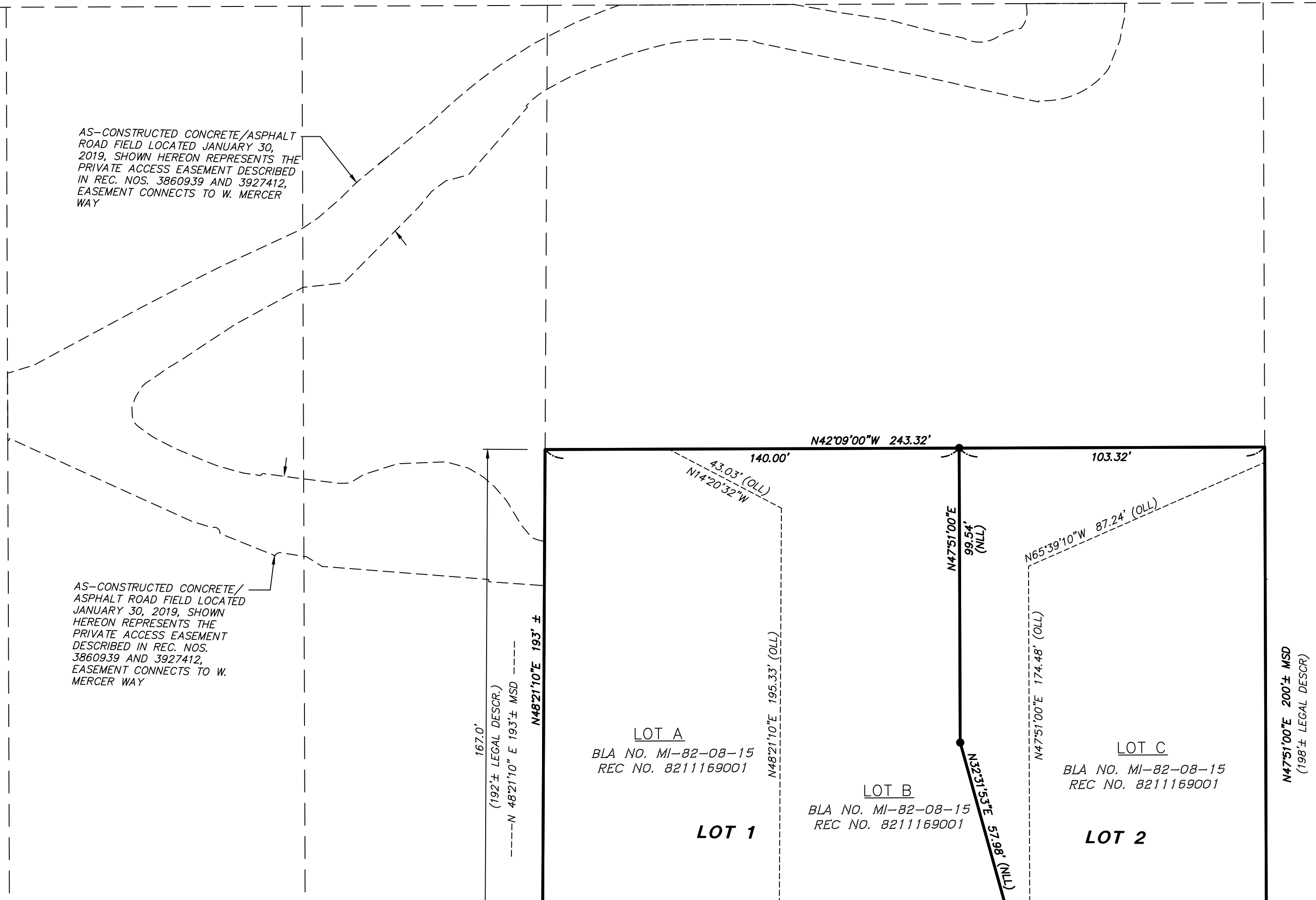
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AS-CONSTRUCTED CONCRETE/ASPHALT ROAD FIELD LOCATED JANUARY 30, 2019, SHOWN HEREON REPRESENTS THE PRIVATE ACCESS EASEMENT DESCRIBED IN REC. NOS. 3860939 AND 3927412, EASEMENT CONNECTS TO W. MERCER WAY

AS-CONSTRUCTED CONCRETE/ASPHALT ROAD FIELD LOCATED JANUARY 30, 2019, SHOWN HEREON REPRESENTS THE PRIVATE ACCESS EASEMENT DESCRIBED IN REC. NOS. 3860939 AND 3927412, EASEMENT CONNECTS TO W. MERCER WAY



EXISTING OFF-SITE ACCESS EASEMENT PER AS-CONSTRUCTED ROAD BENEFITING EXISTING LOTS

**REVIEW COPY
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POR. OF GOV. LOT 2, (SW 1/4, SW 1/4), SEC. 12, TWP. 24N, RGE 4E, W.M. & MISP 76-8-027, REC. NO. 7702170577. MERCER ISLAND, WASHINGTON



SHORT PLAT
FOR
OGDEN POINT

3675 W. MERCER WAY



DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Suite A - Woodinville, WA 98072
Phone: 425.415.2000

Date 01/03/20
Drawn CPC
Checked MHM

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Sheet
4 OF 4

MERCER ISLAND FILE NO. _____

MERCER ISLAND

WASHINGTON